

SUBSTANTIAL VICTORIAN HOUSE SET IN GARDENS & GROUNDS OF ABOUT 12.5 ACRES

SHEEPSTEAD FOLLY, SHEEPSTEAD ROAD, MARCHAM, ABINGDON, OXFORDSHIRE OX13 6QG



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6 reception rooms ♦ kitchen/breakfast room ♦ 7 bedrooms ♦
2 bathrooms & 2 en suites ♦ 2 bedroom cottage ♦ 1 bedroom
flat ♦ stables and garaging ♦ tennis court ♦ formal and
woodland gardens & paddock ♦ in all about 12.5 acres ♦ EPC
rating = F

Situation

Sheepstead Folly lies in this enviable setting, just 9 miles south west of Oxford. Nearby, Abingdon provides a wide range of shopping facilities, including Waitrose and Tesco supermarkets. The nearby village of Marcham has a post office and primary school. The property is also situated close to Frilford Heath Golf Club with its three spectacular golf courses. Communications are excellent with the A34, giving access to the M40 and M4, just three miles away. Didcot Parkway station, with a regular service to London Paddington, is only 8 miles away, approximately a 10-15 minute drive. There is access to the wide range of excellent schools in Oxford and Abingdon.

Directions

From Oxford, take the A420 towards Swindon. At the first roundabout, bear left onto the A338 to Wantage. On reaching Frilford, turn left and right after a distance into Sheepstead Road, signposted Marcham. The entrance to Sheepstead Folly will be seen on the left.

Description

Sheepstead Folly is a substantial Victorian house with later additions, a separate detached two bedroom cottage, a one bedroom flat, and set in its own grounds of approximately 12.5 acres. With a floor area of 6173 sq ft in the main house, plus the cottage and stable flat, it provides wonderful family living and entertaining space. The majority of the rooms face south and look across the lawned gardens to the woodland beyond. The drawing room and dining room are interlinked and have a light and spacious feel due to the south facing box bay windows. Each room has a marble fireplace and exposed floorboards. There are four further reception rooms including a cosy sitting room, family room, and a large games room/cinema room. This impressive room has three pairs of glazed doors opening onto the gardens, wide floorboards, and vaulted oak beamed ceiling and minstrel's gallery, and is ideal for entertaining and family gatherings. The kitchen/breakfast room has a fireplace recess with Aga and glazed doors to the gardens and paved terrace.



On the first floor, the central landing leads to the master suite with bedroom, dressing room and bathroom, and guest suite, two further double bedrooms and the family bathroom. On the second floor are three further double bedrooms and a second family bathroom.

Outbuildings: To the rear of the house is a two bedroom detached cottage and stable block range which includes a one bedroom flat, two original stables, garden stores and a large garage.

Sheepstead Folly enjoys a private setting surrounded by partly wooded grounds. The house is approached by a long drive, along an avenue of lime trees, opening to a gravelled entrance drive which forks right to the formal entrance and left to a courtyard to the rear of the house, off which are the cottage, stable block and stable flat.

To the south of the house is a flagstone paved terrace with lawns beyond and paths leading through areas of mature woodland to further areas of garden and glades within the trees. There is a tennis court close to the house, beyond which is a large pasture paddock. In all the plot extends to about 12.5 acres.

Services: Mains electricity, water, oil fired heating. Private drainage.

Brochure prepared and photography taken May 2019.

Tenure:

Freehold with vacant possession on completion.

Local Authority:

Vale of White Horse District Council

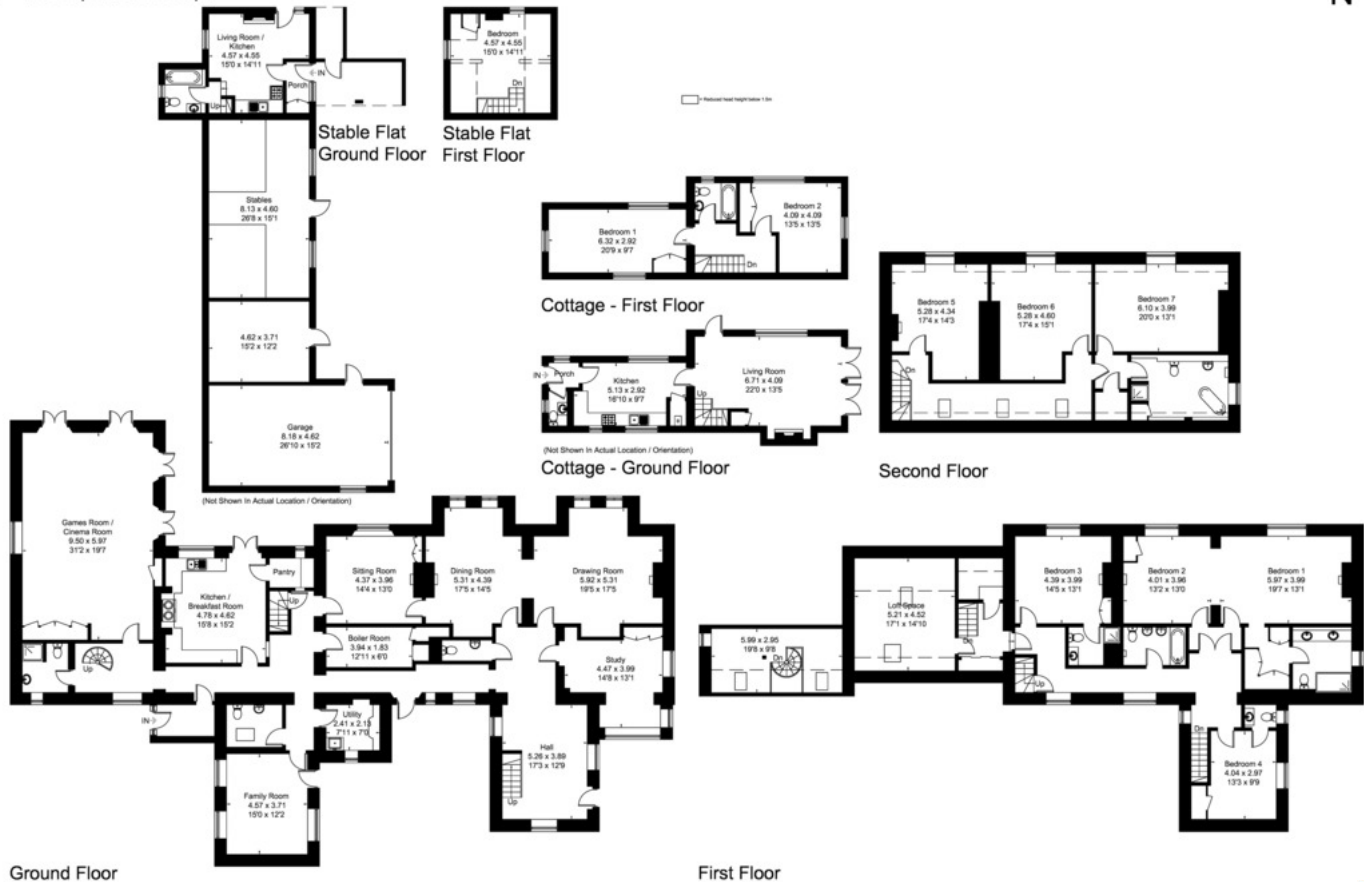
Viewing:

Strictly by appointment with Savills





Approximate Floor Area = 573 sq m / 6173 sq ft
Stables / Garage = 93 sq m / 1004 sq ft
Cottage = 95 sq m / 1018 sq ft
Stable Flat = 35 sq m / 374 sq ft
Total = 796 sq m / 8569 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		